

SUMMARY

B.H.Q.A MEETING OF DECEMBER 13, 2006

MEMBERS PRESENT: Sandi Cole, Brent Thompson, Elizabeth Gallman, Susie Hamilton

MEMBERS ABSENT: Ben Mitchell, Kris Floyd

STAFF PRESENT: Carol Jack, Lisa Abbott, Kevin Bowlen, John Hewett, Mike Arnold, Barry Collins, Jo Stong

OTHERS PRESENT: Doug Dixon Sr., John Linnemeier, Linda Quillen, Travis Vencel, Patty Mulvhill, Sarah Liu

Vice-chairperson, Gallman called the meeting to order 12/13/06 at 5:00 p.m.

The Summary for November 8, 2006 was submitted for approval. Hamilton made the motion to approve, Cole seconded. Approved.

OLD BUSINESS

311 S. Rogers St., Bill Sturbaum, 06-V-111 owner was not present to request a special exception to the minimum egress requirements and ceiling height requirements. Thompson made the motion to table the petition until the January meeting. Gallman seconded Tabled 4 - 0

NEW PETITIONS

318 E. Smith Ave., Norman Ladd, 06-V-128 Owner was not present to request a special exception to the minimum egress requirements. Thompson made the motion to deny the request per staff recommendation. Cole seconded. Denied 4 – 0.

810 N. Oolitic, Roderick Stark, 06-TV-129 Owner was not present to request an extension of time to complete repairs. Thompson made the motion to grant the extension of time per staff recommendations. Gallman seconded. Granted 4 – 0.

119 N. Jefferson, Douglas Dixon Sr., 06-V-130 Owner was present to request a special exception to the minimum egress requirements. Hamilton made the motion to grant the variance per staff recommendation. Cole seconded. Granted 4 – 0 with conditions of :

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.

6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.
9. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official.

With a compliance deadline of February 13, 2007

2107 S. Rogers St., Darry Hayes, 06-TV-131 Owner was not present to request an extension of time to complete repairs. Gallman made the motion to grant the extension of time to complete the repairs with a compliance deadline of January 15, 2007 or prior to being re-occupied. Cole seconded. Granted 4 – 0.

2022 S. Rogers St., Jon Shipley, 06-TV-132 Owner was not present to request an extension of time to complete repairs. Hamilton made the motion to grant the request Cole seconded. Denied 3 – 1 Thompson voted no.

1019 W. Howe, Apple Quick, 06-V-133 Request a special exception to allow a fuel fired appliance to remain in and draw combustion air from the bathroom. Request an extension of time to complete repairs. Hamilton made the motion to grant the variance and the extension of time to complete the repairs. Cole seconded. Granted 4 – 0 with the following conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.
9. A hard-wired battery back-up carbon monoxide detector by installed in such a manner that it is incorporated into the aforementioned hard-wired smoke detection system.
10. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official.

With a compliance deadline of February 13, 2007.

1111 N. Oolitic, Michael Brereton, 06-V-134 Owner was not present to request a special exception to the minimum egress requirements. Thompson made the motion to grant the variance for the stairs and egress requirement for the north and center bedrooms and to deny the variance for the south bedroom. Hamilton seconded. 4 - 0

220 E. 19th St., Vencel Property Mgmt., 06-TV-135 Travis Vencel was present to request an extension of time to complete repairs. Gallman made the motion to grant the extension of time with the condition that the garage to be sealed to HAND's satisfaction with a compliance deadline of August 22, 2007. Cole seconded. Granted 4 - 0

409 E. 16th St., Thomas C. Mills, 06-TV-136 Owner was not present to request an extension of time to complete repairs. Cole made the motion to grant the extension of time per staff recommendations. Gallman seconded. Granted 4 – 0.

1315 S. Walnut, Fred Demshar, 06-V-137 Owner was not present to request a special exception to the minimum

room size requirements. Gallman made the motion to grant the variance with no conditions. Cole seconded. Granted 4 – 0.

2621 S. Bryan St., Marquerite McMillan, 06-TV-138 Owner was not present to request an extension of time to complete repairs. Thompson made the motion to grant the extension with a compliance deadline of April 13, 2007. Cole seconded. Granted 4 – 0.

310 S. Eastside Dr., John Linnemeier, 06-V-139 Owner was present to request a special exception to the minimum room size requirements. Thompson made the motion to grant the variance with no conditions. Gallman seconded. Granted 4 – 0.

1312 S. Grant, Action Property Mgmt., 06-V-140 Linda Quillen was present to request a special exception to the minimum egress requirements. Thompson made the motion to deny the egress variance. Cole seconded. Denied 4 – 0.

1112 S. Rogers St., Action Property Mgmt., 06-V-141 Linda Quillen was present to request a special exception to the minimum ceiling height requirement. Cole made the motion to grant the variance with the condition that signs reading "Watch your head" are placed on both sides of the doorway. Gallman seconded. Granted 4 – 0.

907 W. Kirkwood Ave., Shary Myers, 06-TV-142 Owner was not present to request an extension of time to complete repairs. Cole made the motion to grant the extension of time. Hamilton seconded. Granted 4 – 0.

Having no further business to discuss meeting adjourned at 5:15 p.m.